

FINAL ORDER
EXHIBIT B
DR 2010-02, PP 2010-01

The Planning Commission approves cases DR 2010-02 and PP 2010-01 subject to the following conditions of approval:

1. The property owner shall execute an acceptance of these conditions of approval.
2. The property owner shall develop and maintain the subject property in accordance with all provisions of the WDO, whether or not addressed in the findings, conditions of approval, or decision.
3. The property shall be developed in substantial conformity to the preliminary plans (Exhibits A through E) except as modified by these conditions of approval.
4. The property owner shall either (1) provide a wall where the vehicle maneuvering area abuts the north property line, or (2) redesign the vehicle maneuvering area so that it is not within the required setback, or (3) enter into a shared access agreement with the property to the north, to comply with Section 2.106.05.C.1.b.1.
5. The property owner shall submit a revised site plan verifying that the access aisle is at least 8 feet wide, in accordance with Section 3.105.02.E.3 and ORS 447.233(2)(b).
6. The property owner shall submit a revised site plan verifying that the drive aisles are a minimum of 24 feet wide, in accordance with Table 3.1.4.
7. The property owner shall submit a revised site plan showing directional markings and signs to control vehicle movement per Section 3.105.02.H.5.
8. The property owner shall submit a revised site plan showing double parallel lines with a separation of 2 feet to delineate the parking spaces, in accordance with Section 3.105.02.H.5.
9. The property owner shall provide details of the landscaping irrigation system to verify compliance with Section 3.106.02.B.
10. The property owner shall verify that shrubs and ground cover will be of a size upon installation so as to attain 80% of ground coverage within 3 years, in accordance with Section 3.106.02.C.
11. The property owner shall verify that landscaped areas that are not covered by plant materials shall be covered by a layer of bark mulch or decorative rock, in accordance with Section 3.106.05.B.
12. This decision does not address landscaping in the yard abutting Progress Way *for the future expansion*. Landscaping requirements for the future expansion shall be verified during the building permit process for the expansion.
13. The property owner shall provide pedestrian access to the parcel to the east, in accordance with Section 3.107.06.C.1.

Exhibits

Exhibit “A”	Site Plan, Sheet A1.0, dated April 2, 2010
Exhibit “B”	Floor plan and elevations, Sheet A2.0, dated April 2, 2010
Exhibit “C”	Floor plan and elevations showing future addition, Sheet A2.1, dated April 14, 2010
Exhibit “D”	Landscape plan, dated-stamped April 2, 2010
Exhibit “E”	Materials sample board, Option C, dated February, 2010